



Wimborne
Dorset, BH21 1TL

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FREEHOLD PRICE £450,000

A well presented and generous sized three double bedroom, two bath, two reception room detached family home with a spacious kitchen/breakfast room, double glazed conservatory and private rear garden. The current owners have lived in the property for the last 14 years.

This spacious family home has a good size living room with double opening doors through to a dining room with further double opening doors through to a sun conservatory being a particular feature of the property. The kitchen/breakfast room can then be found. Also on the ground floor there is a spacious entrance hallway and ground floor cloakroom. On the first floor there is a generous landing which gives access through to the master bedroom. The master bedroom is of a good size with built in bedroom furniture and enjoys a pleasant outlook over the rear garden with an en suite shower room incorporating a shower cubicle with fully tiled walls. Bedrooms two and three are also both good sized double bedrooms. A family bathroom finishes off the upstairs accommodation.

The rear garden has a terraced decked area leading to the main garden which is laid to lawn with flower and shrub borders being enclosed by panelled fencing and high hedging.

A single detached garage has a metal up and over door with power and lighting and leads through into a further office area at the rear which could be easily changed back into a tandem length garage. To the front of the property there is a tarmac driveway giving off road parking for a number of cars, a lawn area with flower and tree and shrub borders. Further benefits include double glazing and a gas fired central heating system.

The property is situated approximately a quarter of a mile from Wimborne town centre which offers an excellent range of shops, restaurants and public houses and well regarded schools.

COUNCIL TAX BAND: F

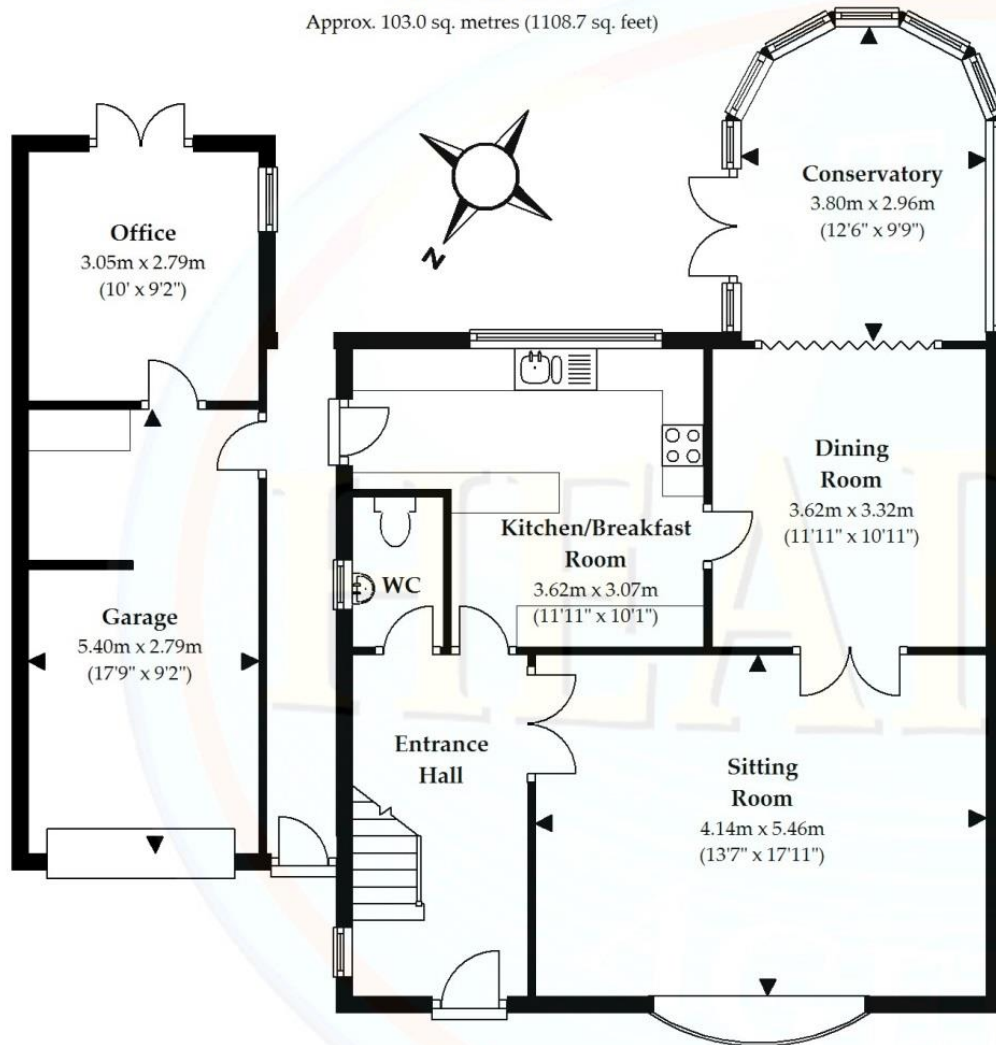
EPC RATING: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



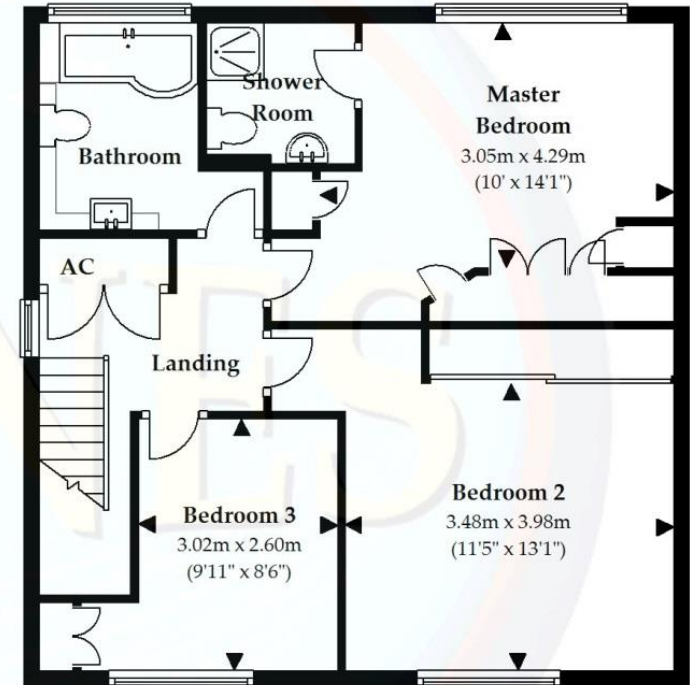
Ground Floor

Approx. 103.0 sq. metres (1108.7 sq. feet)



First Floor

Approx. 61.0 sq. metres (656.5 sq. feet)



LJT SURVEYING

Total area: approx. 164.0 sq. metres (1765.2 sq. feet)

Plan not to scale and is for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, North point and all other items are approximate and should not be relied upon. All spaces attached to the main property are included in the floor areas stated. 3D plans do not represent the state of the property. LJT Surveying Ringwood

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